LOT 8
PLUMMER CREEK PHASE TWO B
PBK 8/170

GUERRERO DANIEL/SUN RAN
85779 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1603-0008-0000

BUILDING CHARACTERISTICS

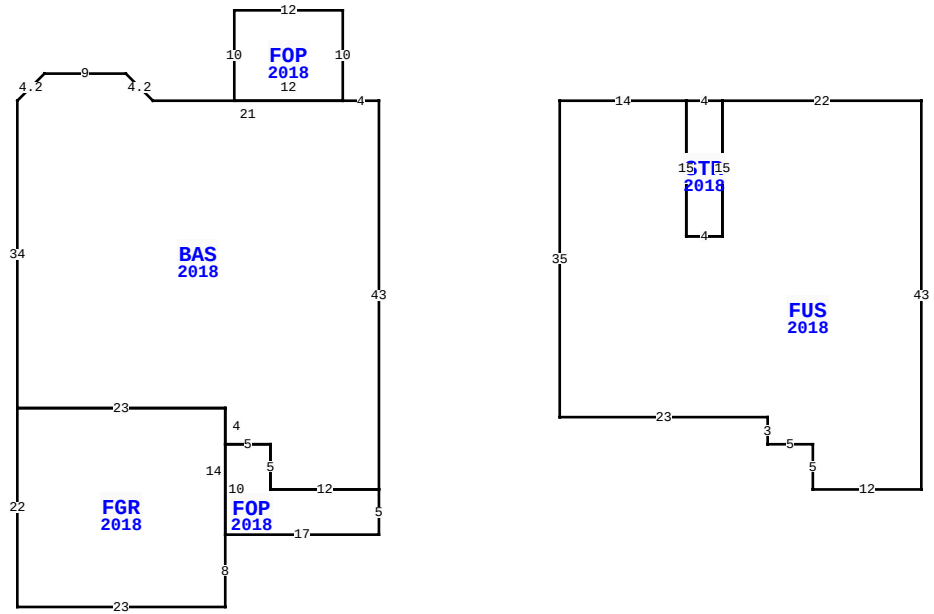
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	2018	1,524	182,755
FGR	506	55	2018	278	33,337
FOP	110	30	2018	33	3,957
FOP	120	30	2018	36	4,317
FUS	1,451	100	2018	1,451	174,000
STR	60	10	2018	6	719
TOTALS	3,771			3,328	399,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,328	117.7968	123.69	411,640	2018	2018	0	0	0	3.05	96.95

1 SINGLE FAM 0% - 2025 Heated Area: 2975 HX Base Yr



85779 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	399,085
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	464,085
SOH/AGL Deduction	0
ASSESSED VALUE	464,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,085
TOTAL JUST VALUE	464,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003819	CO ISSUED	0	01/26/2018
17003819	NEW CONSTR	367,352	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0734	12/17/2020	WD	Q	I	01	360,000
GRANTOR: LOVE CRAIG D & ANNA						
GRANTEE: GUERRERO DANIEL & R						
2174/1916	1/30/2018	WD	Q	I	02	302,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOVE CRAIG D & ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N10 W12 S10 E12$ W21 U3 L3 W9 D3 L3 S34 FGR=[YR=2018] S22 E23 N8 FOP=[YR=2018] E17 N5 W12 N5 W5 S10$ N14 W23$ E23 S4 E5 S5 E12 N43$ PTR=E20 FUS=[YR=2018] E14 STR=[YR=2018] E4 S15 W4 N15$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35$ W20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS